

Alternative #1

RESOLUTION NO. 12- 08

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SAINT LEO UNIVERSITY INC. SOCCER/LACROSSE FIELDS AND
PARKING GARAGE SITE PLAN/VARIANCE REVIEW-SPR/VAR #11-F-
MODIFICATION #2 WITH CONDITIONS.

WHEREAS, on October 10, 2011, the Town Commission approved with conditions a general site plan review and variance application (SPR/VAR #11-F) submitted by Saint Leo University, Inc. (Applicant) to approve a new soccer/lacrosse fields and parking garage (533 spaces) for Saint Leo University, and

WHEREAS, on December 12, 2011, the Town Commission approved a site plan modification application (SPR/VAR #11-F-Modification #1) to increase the number of parking spaces to 714, and

WHEREAS, a site plan and variance modification review application (SPR/VAR #11-F-Modification #2) was submitted by Saint Leo University, Inc. (Applicant) to approve a modification to the previously approved soccer/lacrosse fields and parking garage site plan and variance for Saint Leo University pursuant to the LDC Article X, Development Review Procedures And Development Standards For General Site Plans, and

WHEREAS, a public hearing was advertised and held on February 13, 2012, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the town staff and evidence presented at the public meeting.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

On October 10, 2011, the Town Commission approved a site plan and variances for development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces/179,221 square feet) and two stormwater ponds. The following wetland/forested area buffer setback variances were approved:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represents 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25)

foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) paralleling the project is 49.5 percent.

On December 12, 2011, the Town Commission approved a site plan modification to increase the parking from 553 spaces to 714 spaces. The additional parking spaces are accommodated by expanding the parking garage to the west; however, there is no increase in the parking garage footprint along its north, south or east sides or increase to the height of the parking garage. This approval also permitted four light poles proposed to be located along each of the east and west sides of the new soccer/lacrosse fields, not to exceed 75 feet in height and a scoreboard located on the northeast stairwell tower not to exceed 20 feet in height.

This application (SPR/VAR#11-F: Modification #2) results from erosion issues that surfaced during construction. As a result of these issues, and direction from SWFWMD to address the problem, the following variances are required:

1. To locate a 78 linear foot retaining wall at the northeast corner of the parking garage within the wetland/forested area buffer zone.
2. To locate a 50 linear foot retaining wall at the southeast corner of the parking garage within the wetland/forested area buffer zone. In addition, to locate a flow dissipater structure and associated headwall within the wetland. This will impact an approximate 700 square foot wetland area.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the Town Planner's report (Exhibit A), and the Applicant's application, justification and submittal documents, APPROVAL of SPR/VAR#11-F: Modification #2 is warranted.

SECTION C. TOWN COMMISSION DECISION

The Commission has determined that the site plan modification results in no change to the previous site plan/variance approvals and finds that the proposed encroachment of the retaining walls into the wetland/forested area buffer zone and encroachment of the flow dissipater structure and headwall into the wetland are warranted. The Commission hereby finds consistency with the Comprehensive Plan and LDC, and APPROVES SPR/VAR #11-F (Modification#2) subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit (TRP#11-A, Modification #1) and any related conditions of that approval.
2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. This approval is subject to all previous conditions of approval for SPR/VAR #11-F and SPR/VAR#11-F- Modification #1.

4. This approval is subject to approval by SWFWMD for the modification, and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction shall begin within the northeast and southeast corners of the project (as shown on the stop work order issued January 12, 2012) until the approved SWFWMD permit for the modification is received.
5. Construction activities in the wetland and wetland buffer area, except as approved by SWFWMD, are prohibited. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.
6. Upon completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.
7. The portion of the jurisdictional wetland and its concurrent forested area not previously dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval.
8. No final inspection approval will be issued by the Town until all the above conditions are met.
9. One (1) year after the completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer plantings (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.

SECTION D. EXHIBIT A

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Town Planner's Report with Appendices.

SECTION E. TOWN COMMISSION MOTION

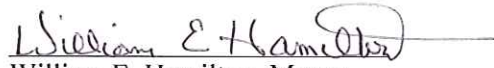
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

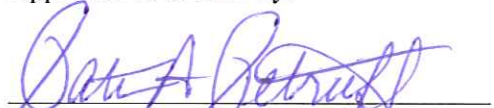
DULY PASSED AND ADOPTED this 13th day of February, 2012. This approval is valid for one (1) year from the date of approval, unless a construction permit has been issued prior to the expiration date.

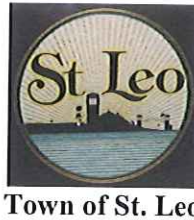
ATTEST:

Joan Miller, MMC, Town Clerk

A handwritten signature in black ink, appearing to read "Joan Miller", written over a horizontal line.A handwritten signature in black ink, appearing to read "William E. Hamilton", written over a horizontal line.
William E. Hamilton, Mayor

Approved as to form by:

A handwritten signature in blue ink, appearing to read "Patricia Petruff", written over a horizontal line.
Patricia Petruff, Esquire, Town Attorney



SITE PLAN (SPR)/VARIANCE (VAR) REVIEW STAFF REPORT
SPR/VAR#11-F-MODIFICATION #2
Saint Leo University Soccer/Lacrosse Fields and Parking Garage
Town Commission Meeting February 13, 2012

Property Owner: Saint Leo University Inc.

Applicant: Same

Representative: Frank Mezzanini

Request: Approve a second modification to a previously approved site plan for the Soccer/Lacrosse Fields and Parking Garage project with wetland/forested area and wetland/forested area buffer variances

Location/Legal Description: South central quadrant of the Saint Leo University East Campus

Property Appraiser Folio: 01-25-20-0000-03000-0000

Land Use Designation: Institutional

Zoning: Institutional

Site Plan Review Application Historical Overview

On October 10, 2011, the Town Commission approved a site plan for development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces/179,221 square feet) and two stormwater ponds. In addition, the following wetland buffer setback variances were approved:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represented 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25) foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) paralleling the project is 49.5 percent.

On December 12, 2011, the Town approved Modification #1 to increase the parking from 553 spaces to 714 spaces. The additional parking spaces are accommodated by expanding the parking garage to the west; however, there is no increase in the parking garage footprint along the north, south or east sides, or changes to the height of the garage. This approval also permitted four light poles proposed to be located along each of the east and west sides of the new soccer/lacrosse fields, not to exceed 75 feet in height and a scoreboard located on the northeast stairwell tower not to exceed 20 feet in height.

Site Plan/Variance Review Application Overview

For ease of reference, Appendix A contains selected Applicant drawings and documents referenced in this report and Appendix B contains the Applicant's entire submittal. The current application (Modification #2) results from erosion issues that surfaced during construction that occurred at the northeast and southeast corners of the parking garage (Appendix A, Attachment #1). It is noted that a stop work order was issued on January 12, 2012 when these issues arose related to wetland impacts and tree removal. As a result of these issues, and direction from SWFWMD to address the problem, the following are proposed:

1. A 50 linear foot retaining wall is required at the southeast corner of the parking garage which will be located within the wetland/forested area buffer zone (Appendix A, Attachment 4). The wall and associated grading will result in the loss of two protected trees (see Tree Removal application). In addition, a flow dissipater structure and associated headwall will be located within the wetland. This will impact an approximate 714 square foot wetland area.
2. A 78 linear foot retaining wall is required at the northeast corner of the parking garage, which will be located within the wetland/forested area buffer zone (Appendix A, Attachment 6).

It is noted that as a result of the above construction, two Grand Trees and seven protected trees will be lost. The applicant has submitted a tree removal application as well.

Applicant's Justification

The following are verbatim justification statement excerpts from the application (Appendix B):

As construction began on the new soccer/lacrosse field complex two deviations to the original construction plans presented to the Town were required by the Southwest Florida Water Management District (SWFWMD). There is a steep bank located directly to the east of the Project that is the boundary between the upland project area and the eastern wetland. This bank has an average elevation difference

of approximately 15 to 20-feet between the top and bottom of the slope. Due to the gradient of the slope and the material that makes up the bank, which was unknown at the time of the original submittal, stabilization is required in certain areas along the bank. Also, after learning of the bank material, design changes have been required by SWFWMD to ensure that the bank will not erode and cause stabilization issues and potential harm to the wetland.

When construction began, the project engineer discovered the bank at the southeast corner of the project area was severely eroded and unstable. The slope was essentially being held together by a combination of construction debris, tree roots and soil. The erosion was so severe that the existing stormwater pipe that discharges into the wetland at this point is unsupported and has collapsed. The pipe collapse appears to have occurred many years ago and was not visible at the time of the original variance submission. To mitigate this problem the project engineer has developed a plan to stabilize the bank and reconstruct the stormwater pipe and outfall which in turn will return the integrity of the stormwater system (Appendix A, Attachment 4 – SE Bank Stabilization). This will include removing the unconsolidated material; reconstructing the stormwater pipe; and backfilling the slope with material that will stabilize the bank. Mitigation of this issue will require work in both the wetland buffer and the wetland itself. SWFWMD, who is requiring the bank to be stabilized and the stormwater system repaired, has given tentative approval.

The northeast corner of the project area also requires a modification that will require the Town's consideration. The original site plan reviewed by the Town depicted a stormwater pipe discharging runoff from the northern part of the complex to the eastern wetland. The original plan proposed a "bubbler" at the end of the stormwater pipe to dissipate the energy of the stormwater flow as it exited the pipe to protect the bank from further erosion. This stormwater discharge is located at a specific point on the bank to ensure that the wetland will continue to receive adequate hydration from stormwater flows. When this design was proposed to SWFWMD within the Environmental Resource Permit (ERP) Application, the District rejected the proposed "bubbler" because of the potential for continued bank erosion. However, in lieu of the "bubbler" they suggested and subsequently permitted a spreader swale. This swale was, in their opinion, a more effective alternative to slow down the stormwater flow and better protect the bank from erosion (Appendix A, Attachment 6 – Spreader Swale).

The proposed plans for the modifications of both the southeast and northeast corners of the project site are required by SWFWMD and are necessary for the overall integrity of the bank which will lessen any potential impact to the eastern wetland system. As mentioned, this will require amendments to the existing Town variances for tree removal and encroachments into the wetland and wetland buffer.

The Applicant has provided a landscape plan, which meets the Vehicular Use Area Landscaping requirements utilizing new and existing trees, including landscaping within the eastern stormwater pond (Appendix A- L-101). The following buffer is required:

- North facade: 7 Canopy trees
- East facade: 18 Canopy trees
- South facade: 7 Canopy trees

Requested Variances

Request#1: Variance to Environmentally Sensitive Lands Setback Requirement.

- LDC (Sec. 7.11 Special Requirements for Environmentally Sensitive Lands):
 - A. *Wetlands*
 - 2. *A minimum development setback of twenty-five (25) feet.*
- Variance Requests:
 - 1. To permit a 78 foot long retaining wall within the wetland/forested buffer zone at the northeast corner of the parking garage.
 - 2. To permit a 50 foot long retaining wall within the wetland/forested buffer zone at the southeast corner of the parking garage.

Request #2. Variance to impact a wetland.

- LDC (Sec. 7.11 Requirements for Environmentally Sensitive Lands):
 - B. *Wetlands*
 - 1. *Potential wetlands have been delineated on the Comprehensive Plan Map Series, Map 4. New development containing wetlands (as approved and delineated by SWFWMD) shall preserve the wetland area or mitigate wetland as permitted by SWFWMD.*
- Variance Request.
 - 1. To permit an approximately 700 square foot area impact to the adjacent wetland. This impact includes construction of 24 linear feet of high headwalls (five feet in height) around a 30 square foot flow dissipater structure.

Other Relevant LDC Sections and Comprehensive Plan Policies

The following Comprehensive Plan policies relate to environmentally sensitive lands:

FLUE Policy 2.2.3. Land planning and development decisions, including but not limited to, rezonings, variances, special exception use, conditional use, planned unit developments and site plan reviews should strongly consider the established character of predominantly developed areas where changes of use or intensity of development are contemplated as well as the degree of compliance with the LDC.

CON Policy 1.2.1. Establish an LDC requirement by December 2010 for PUDs and subdivisions to preserve a percentage of their forested areas as dedicated open space or as a conservation easement and to require a minimum development setback buffer area around the forested areas.

Pursuant to the LDC, Sec. 7.11 B. 2. *“The minimum area to be preserved shall be determined by the Town Commission based on the survey and proposed development. However, no more than fifty (50) percent of the total forested area can be encroached with development. Any encroachment shall require mitigation of impacts.”*

The LDC (Sec. 7-11 A. 3.) requires jurisdictional wetlands to be dedicated as permanent open space or preserved via a conservation easement and Sec. 7.11 B. 4. requires delineated forested areas be dedicated as permanent open space or preserved via a conservation easement.

Town Commission Variance Review Criteria

Pursuant to the LDC (Section 9.2- Variance Hardship Criteria), no variance shall be granted unless the following conditions exist:

1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.
2. Are the special conditions and/or circumstances peculiar to the property, structures, or buildings, and do not apply generally to neighboring lands, structures, or buildings in the same zoning district.
3. Are the existing conditions and/or circumstances such that:
 - a. The strict application of the provisions of this Chapter would deprive the applicant of reasonable use of said land, building, or structure; and
 - b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.
4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.
5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Another factor that should be considered by the Town Commission in the review of any variance request is whether the granting of the variance would set a precedent that could allow others to request the same type and degree of variance from LDC requirements.

Site Plan/Variance Modification #2 Review Analysis

As noted, the variances result from erosion issues that surfaced during construction that require retaining walls and a flow dissipater structure and headwall per requirements of SWFWMD to address the erosion issues and protect the adjacent wetland. It is noted that the wetland impact of the flow dissipater

structure and headwall did not require any mitigation by SWFWMD. The impact of the retaining walls within the wetland/forested buffer zone is very minimal.

Town Commission Alternatives

The Town Commission has at least one decision-making alternative:

Alternative #1: The Commission has determined that the site plan modification results in no change to the previous site plan/variance approvals and finds that the proposed encroachment of the retaining walls into the wetland/forested buffer zone and encroachment of the flow dissipater structure and headwall into the wetland are warranted. The Commission hereby, APPROVES SPR/VAR #11-F (Modification#2) subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit (TRP#11-A, Modification #1) and any related conditions of that approval.
2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. This approval is subject to all previous conditions of approval for SPR/VAR #11-F and SPR/VAR#11-F- Modification #1.
4. This approval is subject to approval by SWFWMD for the modification, and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction within the northeast and southeast corners of the project (as shown on the stop work order issued January 12, 2012) shall begin until the approved SWFWMD permit for the modification is received.
5. Construction activities in the wetland and wetland buffer area, except as approved by SWFWMD, are prohibited. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.
6. Upon completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer (including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.
7. The portion of the jurisdictional wetland and its concurrent forested area not previously dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval.
8. No final inspection approval will be issued by the Town until all the above conditions are met.
9. One (1) year after the completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all planted replacement trees and landscape buffer plantings

(including existing trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or that have died.

This report has been prepared by:

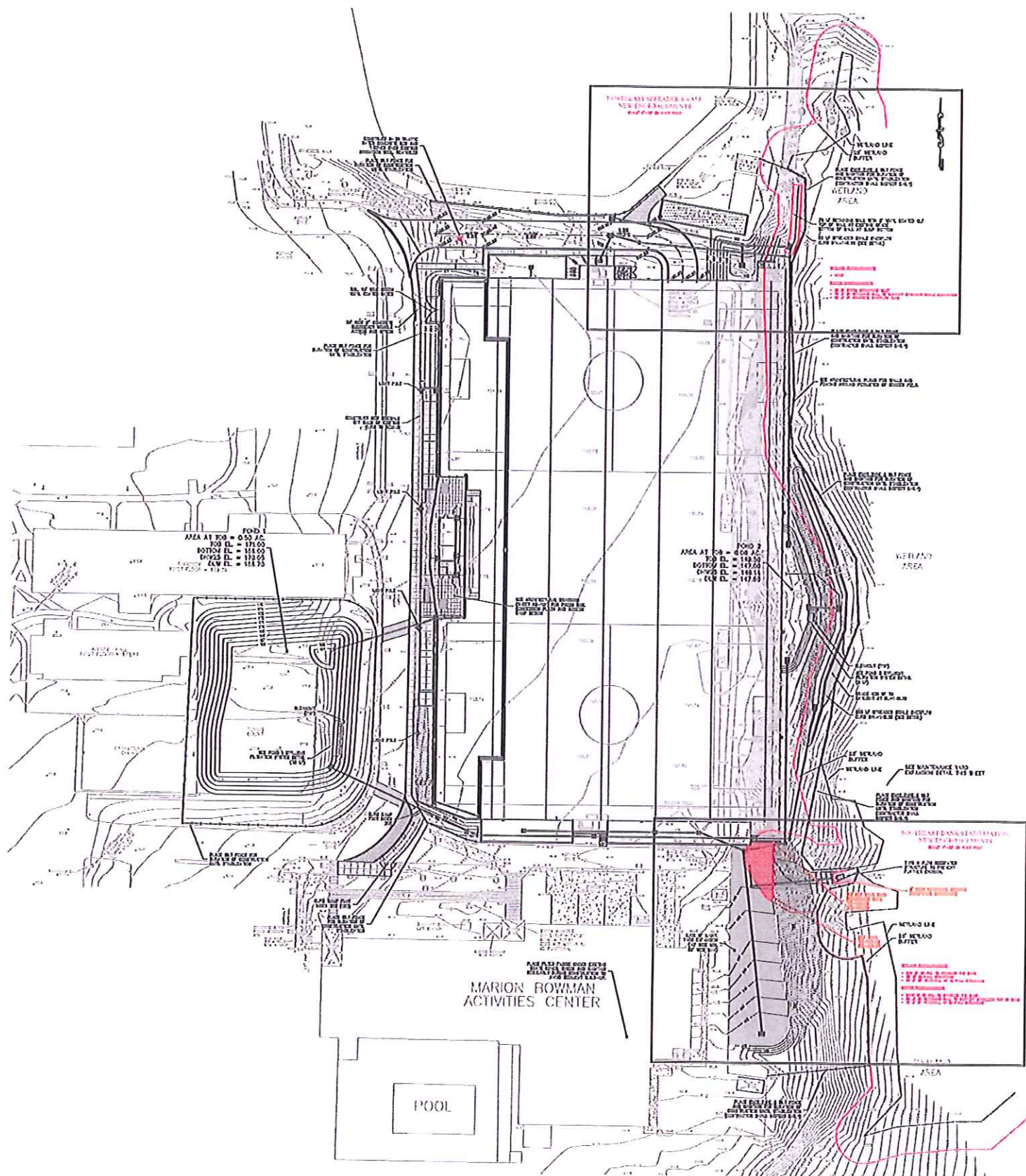


Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

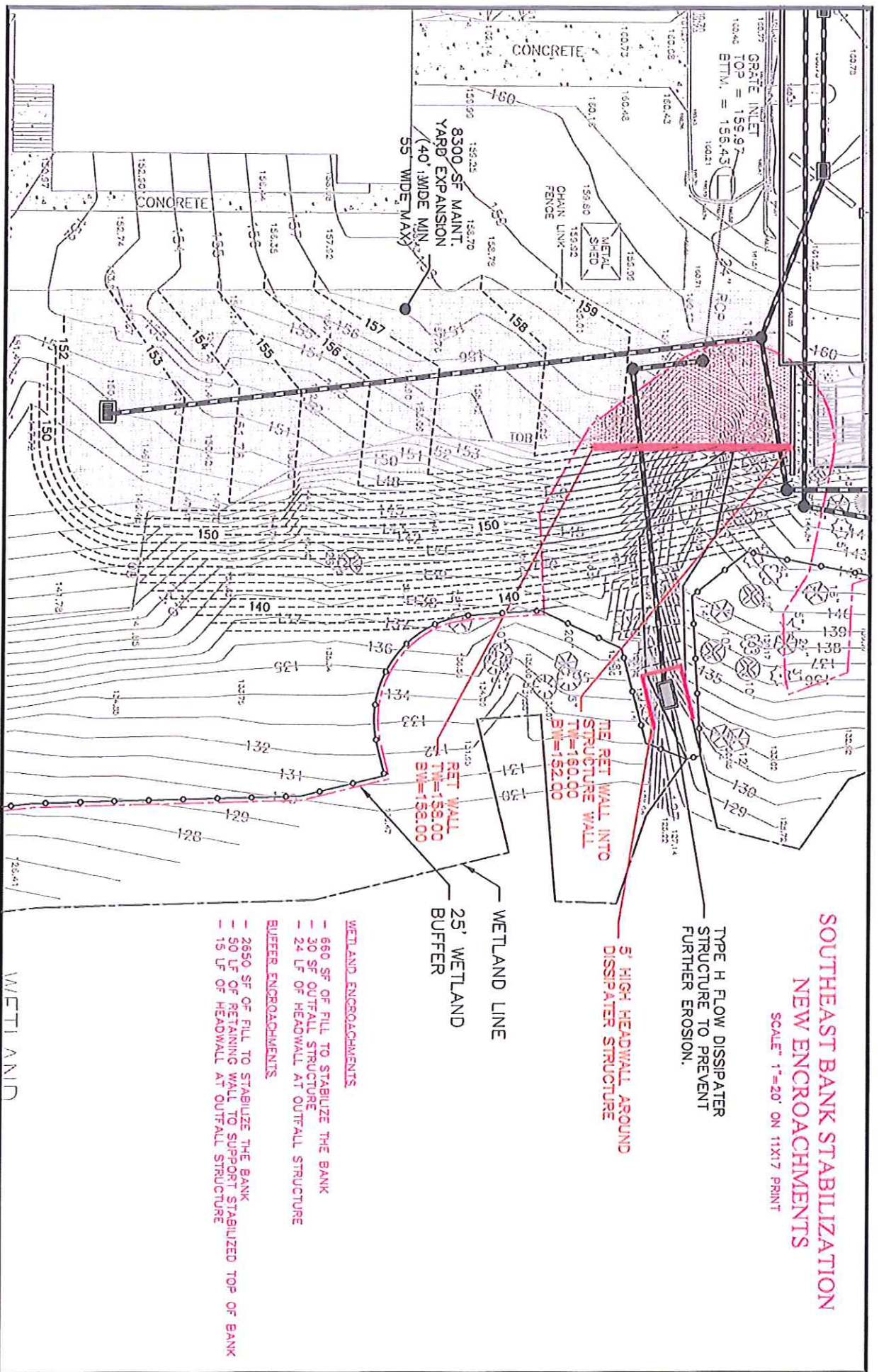
Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

APPENDIX A
Applicant's Attachments #1, 4 and 6 and Sheet L-101

ATTACHMENT 1
SITE PLAN



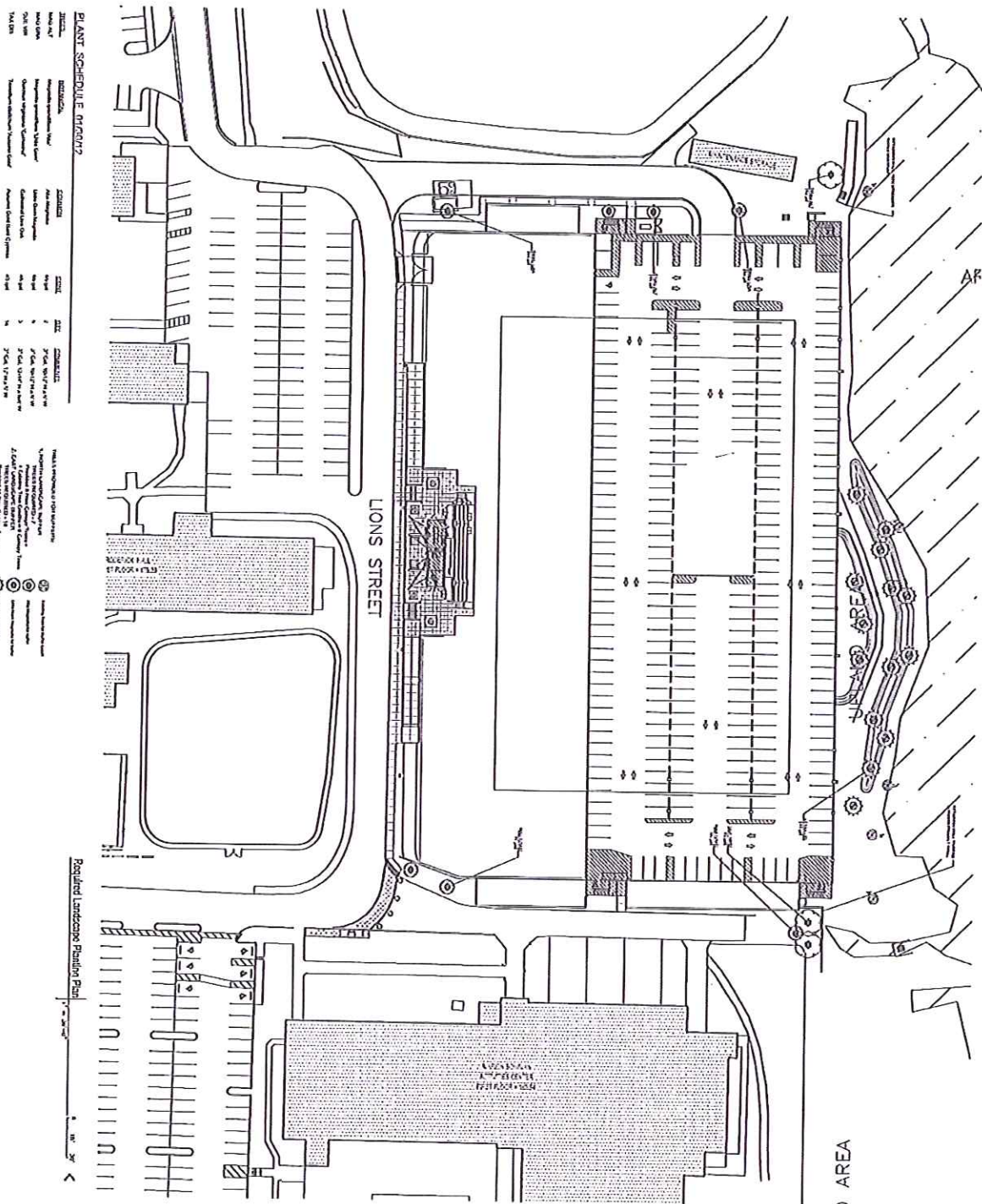
ATTACHMENT 4
SE BANK STABILIZATION



ATTACHMENT 6
NE SPREADER SWALE

SCALE 1"=20' ON 11X17 PRINT





APPENDIX B
Applicant's Entire Submittal Documents and Drawings

10/4/2011



APPLICATION FOR VARIANCE
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted to the Town Clerk by the scheduled deadline date. It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval. Applicant, or applicant's representative, must be present at the public hearing. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Fee for each related Variance: \$ 25.00 (See Note A below)

Staff Use Only

APPLICATION NO. _____ Date Rec'd _____ Date Sufficiency Determined _____

Public Hearing Date _____

APPLICANT (Title Holder(s)) Saint Leo University

Address Box 2097, St. Leo, FL Zip 33574 Phone _____

Representative Frank Mozzanini

Address same as above Zip _____ Phone _____

Architect/Engineer Water Resource Associates, Inc. - Joe Cimino, P.E.

Address 4260 W. Linebaugh Ave, Tampa FL Zip 33624 Phone 813 265 3130

When Property Title Obtained 06/1965

Legal Description COM AT NE COR OF SE 1/4 TH WEST, 1128.09 FT TH N 1506 W'W, 373.65 FT TH

PIN Number(s) [County] 01/25/26/0000/03000/0000

General Location (Address) 33701 SR 52, San Antonio FL 33576

Applicant acknowledges that a Certificate of Occupancy (CO) will not be granted until all required inspections are completed and fees paid.

Signature [Signature]
Title Holder(s)/Owner(s)

Date 1/23/2010

List all requested Variances here:

1) Wetland Buffer

2) Wetland Encroachment

3) _____

The applicant must also submit with the application, a Variance Justification Statement addressing the attached criteria. The applicant is required to submit a site plan and/or drawings or photographs to illustrate the requested variance.

NOTE A

In addition to the application fee, the applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant and attending any meetings with the applicant, including the public hearing meeting. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Saint Leo University
New Soccer/Lacrosse Field
Tree Removal Permit Amendment and Wetland Variance Modification
Justification Statement

The applicant is requesting amendments to the Town of St. Leo (Town) Tree Removal Permit and Wetland Variance approvals for additional work within wetlands and wetland buffer related to the Saint Leo University (SLU) New Soccer/Lacrosse Field Complex (Project). The tree removal permit and the wetland buffer variance were approved by the Town of St. Leo at an October 10, 2011 public hearing.

The Tree Removal Permit approval allowed for the removal of six (6) Grand Trees and 23 protected trees that required a total of 78 trees for replacement. A subsequent Tree Replacement Plan was submitted by the applicant in November 2011 and this plan was approved by the town in December 2011 with conditions.

The Wetland Buffer Variance allowed for the Project parking structure to encroach into the designated wetland buffer. This was due to the NCAA required size of the playing fields with the proper non-playing surface for safety considerations.

Summary of Modifications to Previously Approved Site and Tree Removal Plans:

Modifications to the previously approved site and tree removal plans are required by the Southwest Florida Water Management District (SWFWMD) to stabilize portions of the bank that separate the Project from the protected wetland to the east. Requirements and changes are detailed below in the justification statement and summarized in the following paragraphs.

Wetland Buffer and Wetland Encroachment: Bank stabilization requires the construction of retaining walls, stormwater pipes, spreader swales, bubblers and backfilling with clean soil to ensure the integrity of the slope and protect the wetland to the east. These changes require additional encroachment into both the wetland and wetland buffer. Changes in the total encroachment area compared to the originally approved site plan are minor and include:

- NE Bank Stabilization: Wetland Buffer - 165 square feet; Wetland – 0 square feet.
- SE Bank Stabilization: Wetland Buffer – 2,715 square feet; Wetland – 714 square feet.

Tree Removal Plan: Due to the required structural bank stabilization proposal, modifications to the approved tree removal plan are also required. The amended site plan now necessitates the removal of additional 23 trees (Table 1). Three (3) of these trees were inadvertently removed during the construction process and are not associated with the bank stabilization proposal. It should be noted that six (6) trees that were scheduled for removal, were subsequently saved in the construction process and were factored into the calculations for the mitigation requirements. All 23-trees will be replaced by 23-trees that are proposed to be planted around the new stormwater pond located west of the Project and along the tennis courts located to the northeast of the Project. Additionally, 4-trees will be planted in the buffer area of the Project.

1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.

As construction began on the new soccer/lacrosse field complex two deviations to the original construction plans presented to the Town were required by SWFWMD. There is a steep bank located directly to the east of the Project that is the boundary between the upland project area and the eastern wetland. This bank has an average elevation difference of approximately 15 to 20-feet between the top and bottom of the slope ([Attachment 1 - Site Plan](#)). Due to the gradient of the slope and the material that makes up the bank, which was unknown at the time of the original submittal, stabilization is required in certain areas. Also, after learning of the bank material, design changes have been required by SWFWMD to ensure that the bank will not erode any further in the future and cause stabilization issues and potential harm to the wetland.

When construction began, the project engineer discovered the bank at the southeast corner of the project area was severely eroded and unstable. The slope was essentially being held together by a combination of construction debris, tree roots and soil ([Attachment 2 - Photo #1](#)). The erosion was so severe that the existing stormwater pipe that discharges into the wetland at this point is unsupported and has collapsed ([Attachment 3 - Photo #2](#)). The pipe collapse appears to have occurred many years ago and was not visible at the time of the original variance submission. To mitigate this problem, the project engineer has developed a plan to stabilize the bank and reconstruct the stormwater pipe and outfall which in turn will return the integrity of the stormwater system ([Attachment 4 – SE Bank Stabilization](#)). This will include removing the unconsolidated material, reconstructing the stormwater pipe, and backfilling the slope with material that will stabilize the bank. Mitigation of this issue will require work in both the wetland buffer and the wetland itself. SWFWMD, who is requiring the bank to be stabilized and the stormwater system repaired, has given tentative approval ([Attachment 5 – SWFWMD emails dated December 9, 2011 and January 4, 2012](#)). We have proposed a design that minimizes impacts to existing trees; however, this proposed project will require the removal of additional trees not included in the December 2011 Tree Removal Variance.

The northeast corner of the project area also requires a modification that will require the Town's consideration. The original site plan reviewed by the Town depicted a stormwater pipe discharging runoff from the northern part of the complex to the eastern wetland. The original plan proposed a "bubbler" at the end of the stormwater pipe to dissipate the energy of the stormwater flow as it exited the pipe to protect the bank from further erosion. This stormwater discharge is located at a specific point on the bank to ensure that the wetland will continue to receive adequate hydration from stormwater flows. When this design was proposed to SWFWMD within the Environmental Resource Permit (ERP) Application, the District rejected the proposed "bubbler" because of the potential for continued bank erosion. However, in lieu of the "bubbler" they suggested and subsequently permitted a spreader swale. This swale was, in their opinion, a more effective alternative to slow down the stormwater flow and better protect the bank from erosion ([Attachment 6 – Spreader Swale](#)). This change requires a bigger "footprint" for the swale and will require the removal of additional trees. The spreader swale was located in a position to minimize the number of trees to be removed but also function effectively as part of the stormwater management system.

The proposed plans for the modifications of both the southeast and northeast corners of the project site are required by SWFWMD and are necessary for the overall integrity of the bank which will lessen any potential impact to the eastern wetland system. As mentioned, this will require amendments to the existing Town variances for tree removal and encroachment into the wetlands. It should be noted that none of the trees slated for removal are within the Visual Corridor for SLU or can be seen by Lake Jovita residents.

Table 1 outlines trees that must be removed for the proposed alterations to the NE and SE banks as required by SWFWMD. The location of these trees is depicted on Attachment 7.

Table 1 – Tree Removal Table

Stabilization Point	Sweet Gum	Ear Tree*	Camphor*	Live Oak	Laurel Oak *
Northeast Bank	1-10" 1-15" 1-18" <u>2-20" (Grand)</u> 5 Total	-	1-3" 1-5" <u>2-6"</u> 4 Total	1-8" <u>1-18"</u> 2 Total	<u>1-4"</u> 1 Total
Southeast Bank	1-12" <u>1-14"</u> 2 Total	3-4" 1-6" 1-8" 2-12" <u>1-24"</u> 8-Total	<u>1-5"</u> 1 Total	-	-

*Not Protected

While three (3) trees were mistakenly removed, a re-review of the tree line during the construction process allowed an additional six (6) trees to be saved, which were previously scheduled for removal. These trees have been marked and will not be removed due to Project construction. We have highlighted these trees on Attachment 7. They include: 5" and 18" Sweet Gums; 5", 6" & 12" Camphor; and a 14" Ear Tree. Compensation for saving these trees is calculated in the mitigation credits as part of the Tree Replacement Plan.

In order to ensure that no other protected trees are impacted on this project site or future SLU construction projects, the applicant is proposing measures to better designate trees and inform contractors on tree protection. This will include designating trees with marked survey tape for protected trees; the use of silt fence to demarcate protected trees and lessen any potential impact to root systems; and a preconstruction site visit with contractors to ensure that protected trees will not be impacted.

2. Are the special conditions and/or circumstances peculiar to the property, structures, or building, and don't apply generally to neighboring lands, structures, or buildings in the same zoning district.

Based on the response to question 1, there are numerous reasons and circumstances why the bank stabilization and stormwater repairs justify modifications to the variances for the proposed encroachment into the wetland and additional tree removal. SLU is a growing institution that is unique to other property, structures and neighboring properties within the Town.

3. Are the existing conditions and/or circumstances such that:
 - a. The strict application of the provisions of the Chapter would deprive the applicant of reasonable use of said land, building, or structure?

Yes. The strict application of the provisions of this Chapter would not allow for bank stabilization and stormwater repairs to occur and potential harm to the wetland from both siltation and water quality impacts would occur

- b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.

As described in our response to question 1, the conditions pertaining to the variance amendment is dictated by site conditions and the need to stabilize the bank and stormwater management system.

4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.

In light of the bank restoration and stabilization along with the repair of the stormwater management system, SWFWMD and the applicant both view that the wetland encroachment is a minimal impact and additional tree removal are not contrary to the general intent of the Chapter.

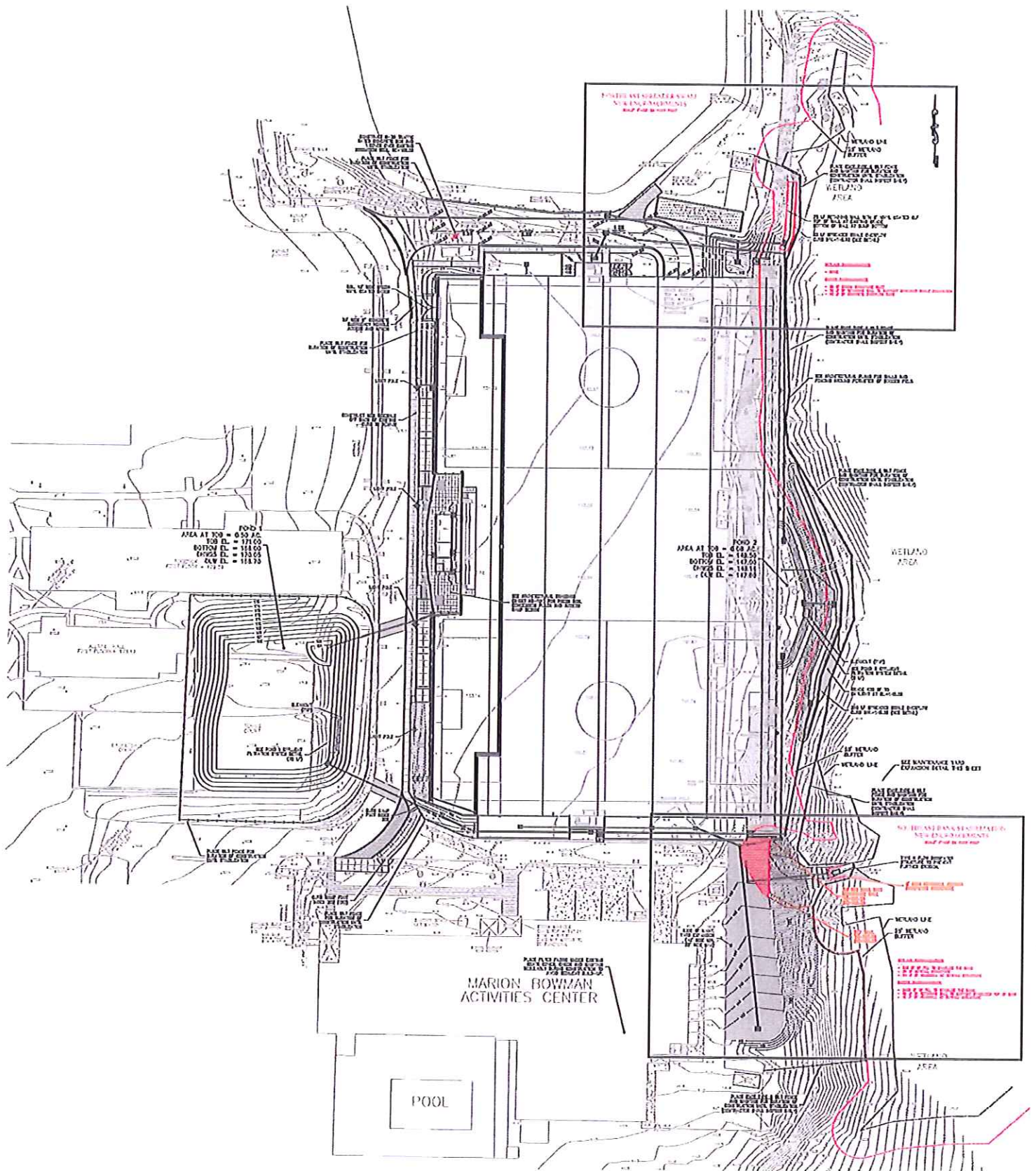
5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

For the stated responses to question 1, this modification to the variances will not substantially interfere or injure the rights of others. This will only have a positive impact on other properties including those of SLU.

6. That allowing the variance will result in substantial justice being done considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Based on the responses to question 1, we do not believe any individual hardships will occur due to the Town granting the modification to the variances

ATTACHMENT 1
SITE PLAN



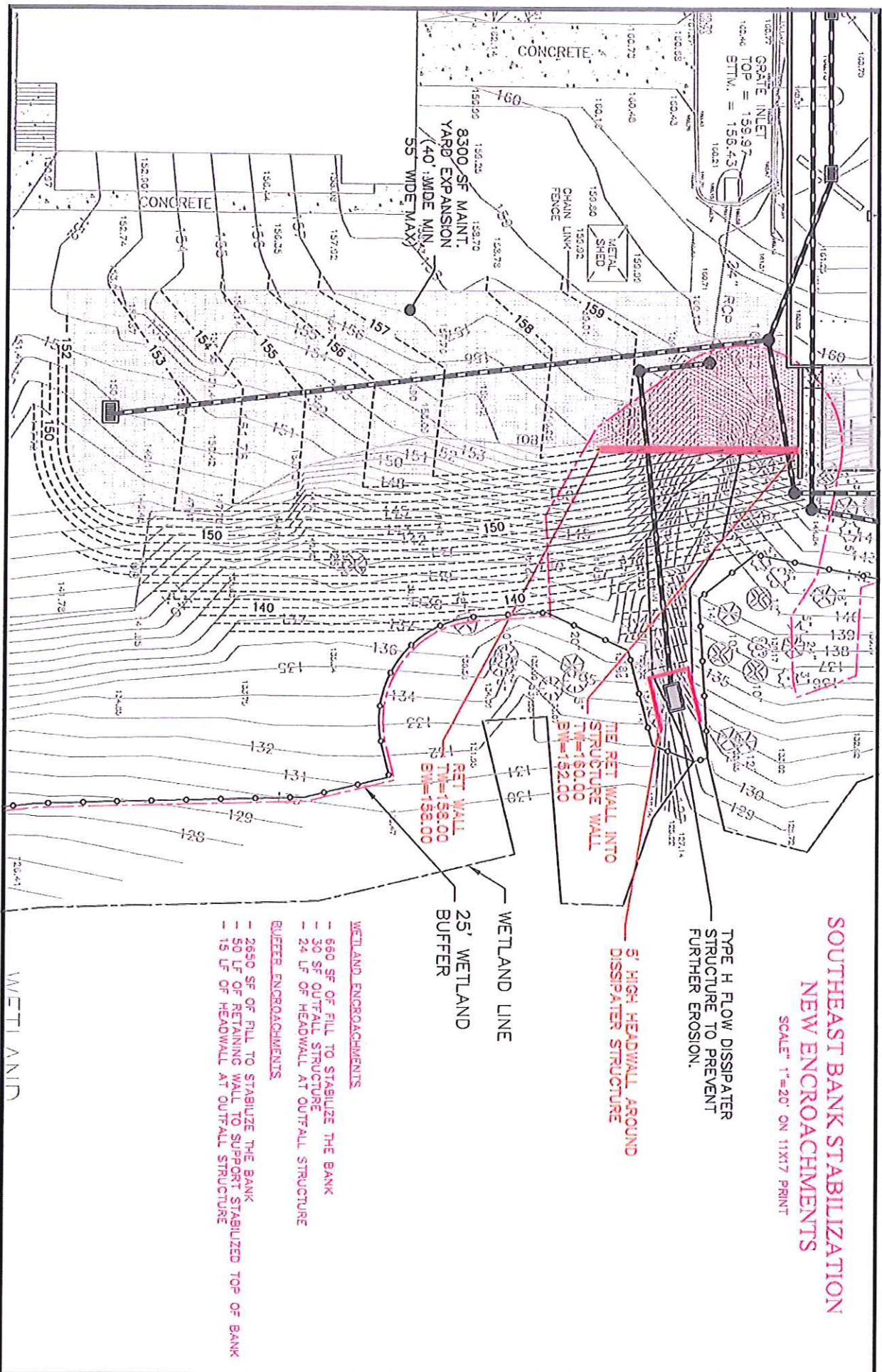
ATTACHMENT 2
PHOTO #1



ATTACHMENT 3
PHOTO #2



ATTACHMENT 4
SE BANK STABILIZATION



ATTACHMENT 5
SWFWMD EMAILS

Kyle Morel

From: Peter Hubbell
Sent: Monday, January 23, 2012 9:10 AM
To: Kyle Morel
Subject: FW: Saint Leo Bank Stabilization Wetland Impact

From: Joseph Cimino
Sent: Friday, January 20, 2012 2:27 PM
To: Peter Hubbell
Subject: FW: Saint Leo Bank Stabilization Wetland Impact

See two emails below from David.

Joe Cimino, P.E.
Senior Professional Engineer
Water Resource Associates, Inc.
4260 West Linebaugh Avenue
Tampa, FL 33624
Phone: 813-265-3130
Fax: 813-265-6610
www.wraconsultants.com

From: David Sauskojus [mailto:David.Sauskojus@swfwmd.state.fl.us]
Sent: Wednesday, January 04, 2012 9:10 AM
To: Joseph Cimino
Subject: FW: Saint Leo Bank Stabilization Wetland Impact

Joe,
Evidently you did not receive this when I sent it back on December 9. Bottom line, there will be no calculated functional loss from the impact as proposed. See UMAM numbers below.

If you have any further questions prior to submitting your permit modification please contact me.

David K. Sauskojus
Sr. Environmental Scientist
Brooksville Regulation Department
Southwest Florida Water Management District
(800) 423-1476 or (352) 796-7211 ext. 4370
david.sauskojus@watermatters.org

WaterMatters.org/ePermitting

From: David Sauskojus
Sent: Friday, December 09, 2011 9:45 AM
To: 'Joseph Cimino'

Cc: Monte Ritter; Peter Hubbell; Albert A. Gagne
Subject: RE: Saint Leo Bank Stabilization Wetland Impact

Joe,

I have reviewed the pics and the video clips from the site visit, along with the topographic survey, and would agree that a portion of the 0.016-acre impact could be scored lower. If 0.005 acres of the impact were scored at 5/4/2 (Landscape/Water/Community) it would result in a FL of 0 for that portion of the impact. The remaining 0.011 acres of the impact would still be scored at 5/4/3 and would result in a FL of 0. As mentioned in the field, FDEP has been clear that the UMAM calculations must be rounded to hundredths.

Although this only reduces the UMAM category scores for 31% of the impact area (steep slope with rubble), it does result in the impact not requiring any habitat function replacement.

If you have any further questions prior to submitting your permit modification please contact me.

David K. Sauskojus
Sr. Environmental Scientist
Brooksville Regulation Department
Southwest Florida Water Management District
(800) 423-1476 or (352) 796-7211 ext. 4370
david.sauskojus@watermatters.org

WaterMatters.org/ePermitting

From: Joseph Cimino [mailto:jclimino@wraconsultants.com]
Sent: Wednesday, December 07, 2011 10:42 AM
To: David Sauskojus; Albert A. Gagne
Cc: Monte Ritter; Peter Hubbell
Subject: Saint Leo Bank Stabilization Wetland Impact

Dave,

Thanks again for meeting onsite at Saint Leo last week to assess the bank stabilization issue and associated proposed wetland impacts to remedy the situation. Using the UMAM scores we discussed in the field, and an impact acreage (0.016 ac) that I have determined to be necessary to reconstruct and stabilize the bank, I have put together the attached UMAM Impact form.

One important factor that doesn't really show in the UMAM scores, and perhaps they should be adjusted from your field numbers to reflect, is that the majority of the wetland acreage being impacted consists of steep 1:1 bank slopes that were void of habitat value and full of debris. It is only about 30% of the actual wetland area being impacts that has any habitat value, hydrology and vegetative community. It is clear that wetland line was set at the top of these banks, which is why I have added the topo for you to see.

Please take a look and let me know if we can consider this impact de minimis at this point.

Thanks again,

Joe

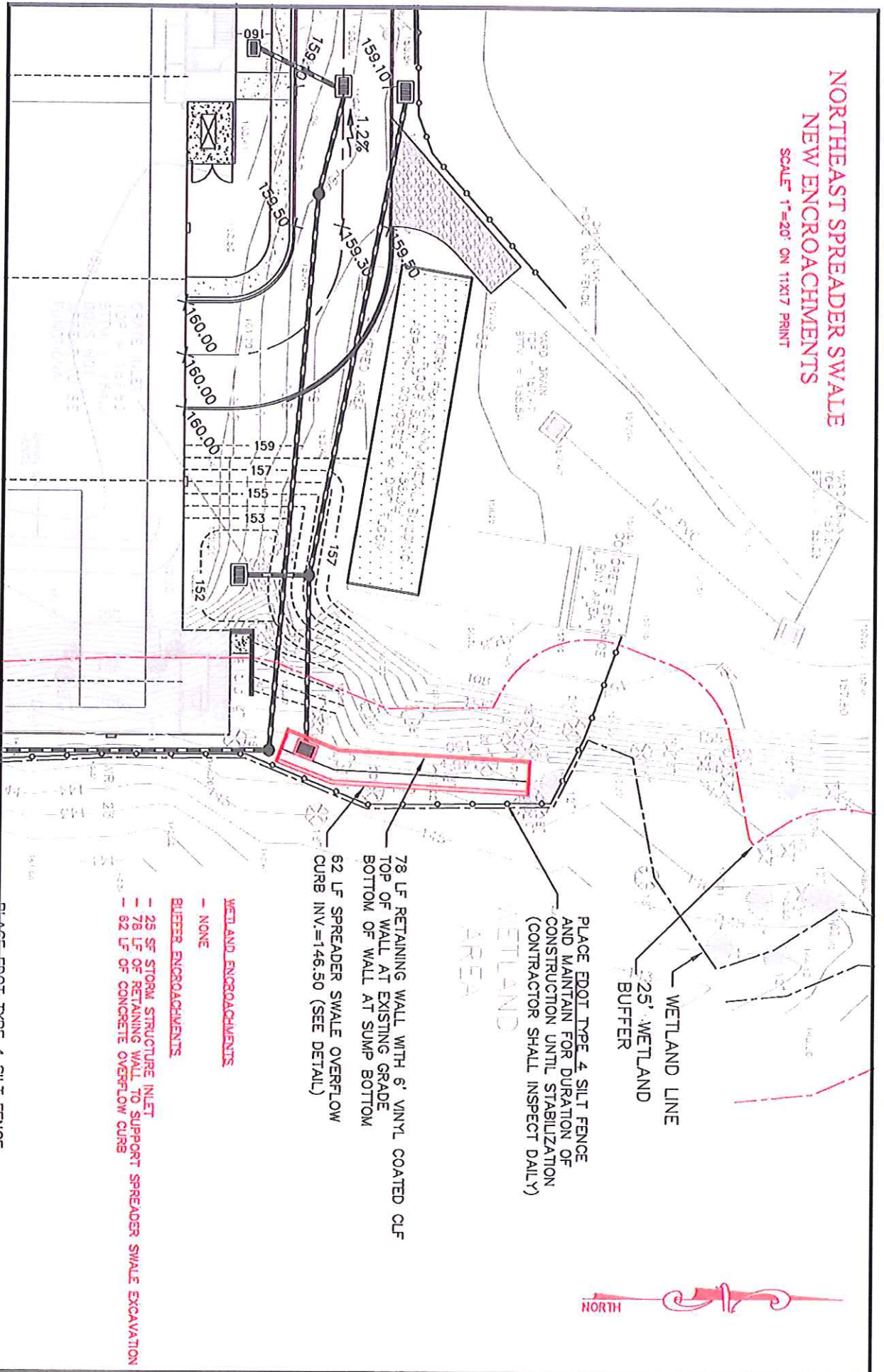
Joe Cimino, P.E.
Water Resource Associates, Inc.
4260 West Linebaugh Avenue
Tampa, FL 33624
Phone: 813-265-3130
Fax: 813-265-6610
www.wraconsultants.com

IMPORTANT NOTICE: All E-mail sent to or from this address are public record and archived. The Southwest Florida Water Management District does not allow use of District equipment and E-mail facilities for non-District business purposes.

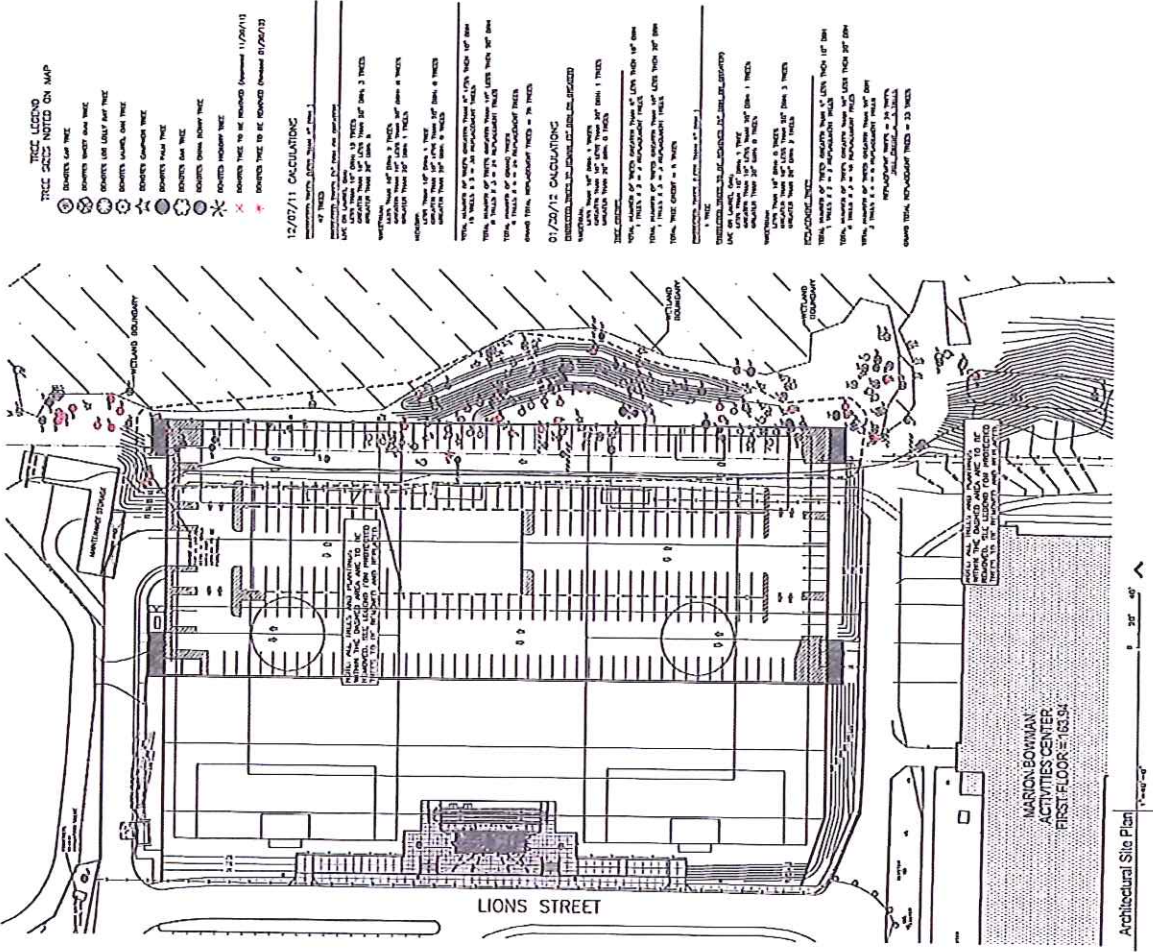
ATTACHMENT 6
NE SPREADER SWALE

NORTHEAST SPREADER SWALE NEW ENCROACHMENTS

SCALE 1"=20' ON 11X17 PRINT



ATTACHMENT 7
TREE LOCATION PLAN

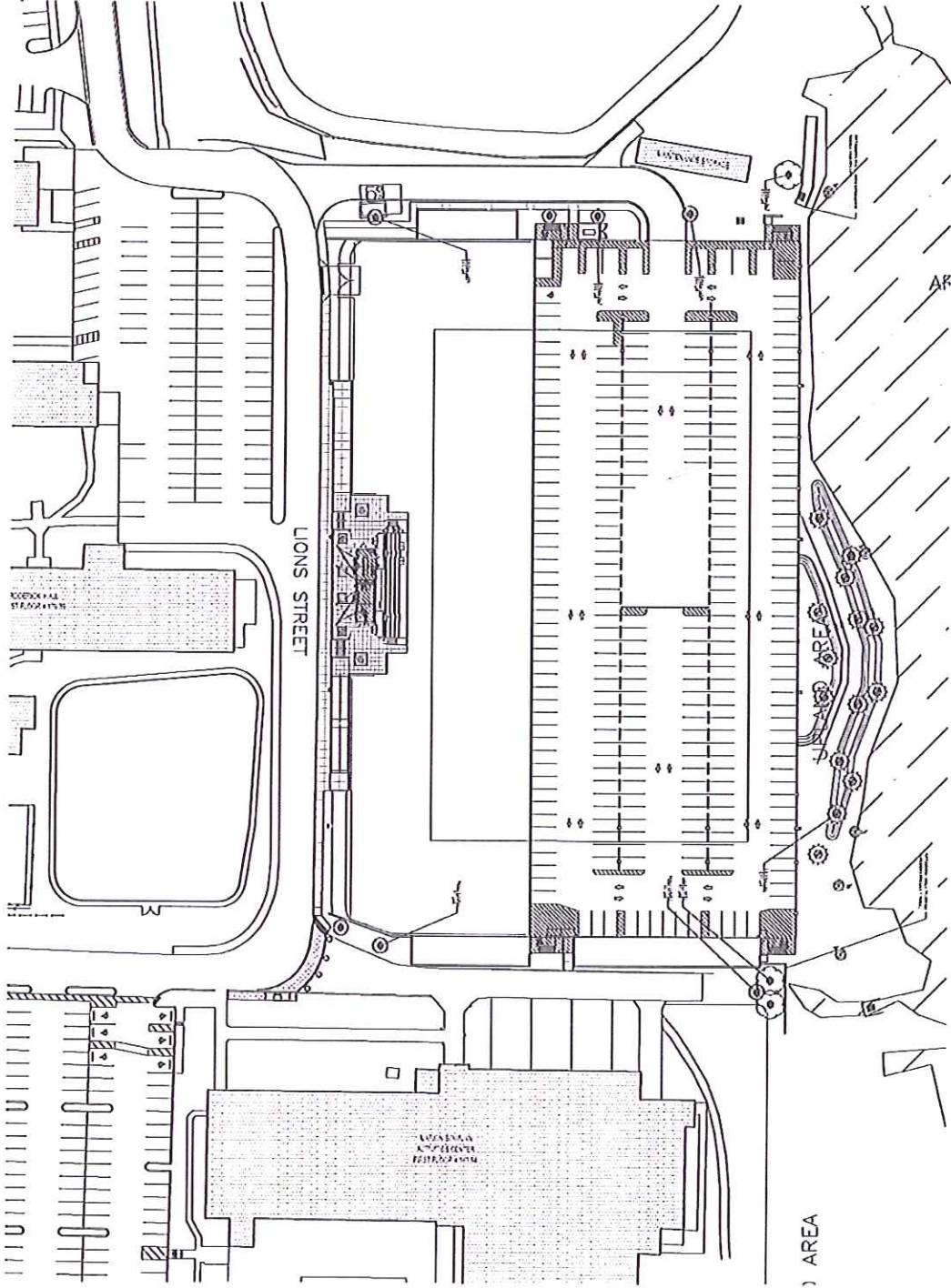


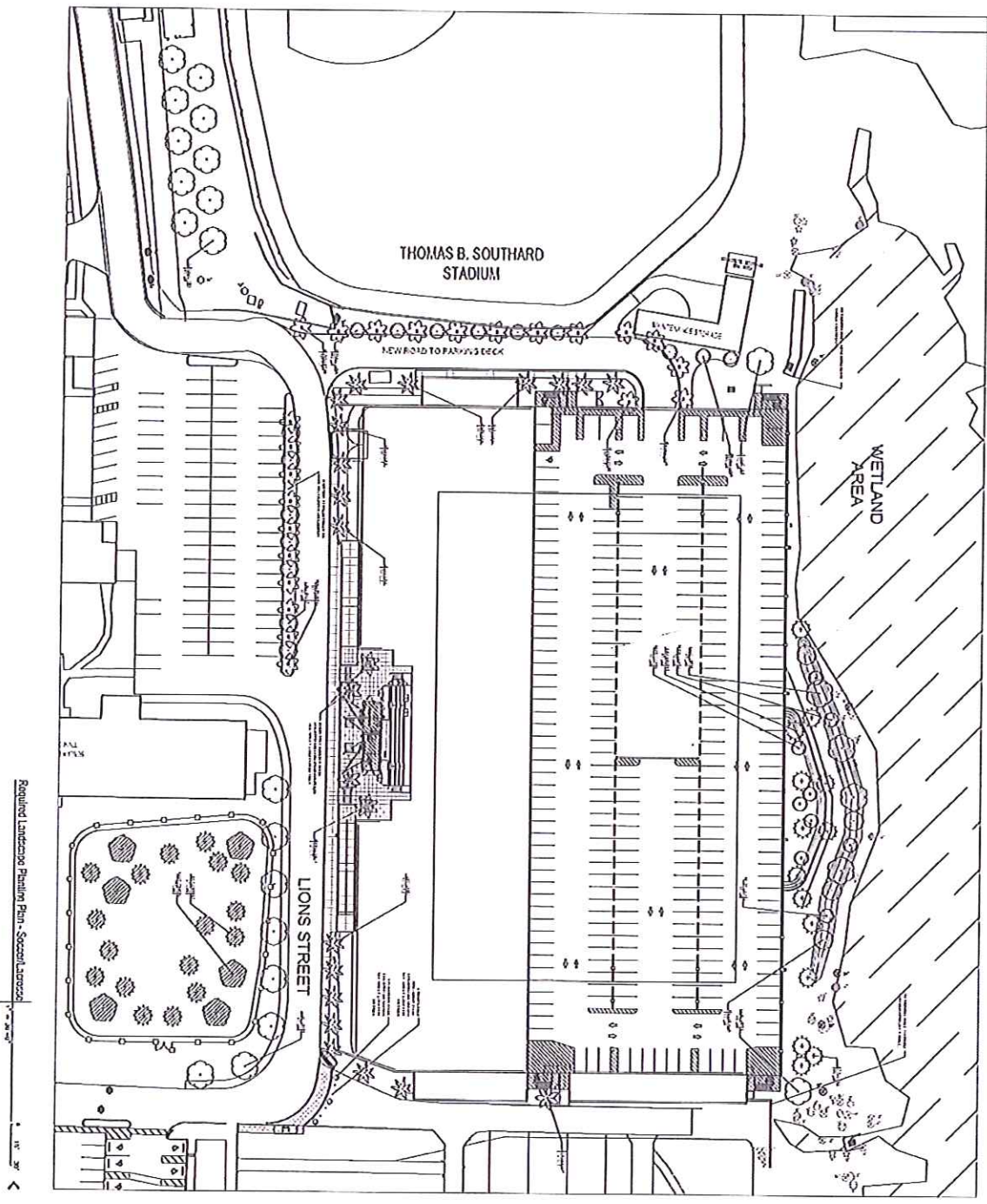
PLANT SCHEDULE 01/00/12

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	1" x 6" x 8" Pine	1	1" x 6" x 8" Pine
2	2" x 4" x 6" Pine	1	2" x 4" x 6" Pine
3	3" x 6" x 8" Pine	1	3" x 6" x 8" Pine
4	4" x 8" x 10" Pine	1	4" x 8" x 10" Pine
5	5" x 10" x 12" Pine	1	5" x 10" x 12" Pine
6	6" x 12" x 14" Pine	1	6" x 12" x 14" Pine
7	7" x 14" x 16" Pine	1	7" x 14" x 16" Pine
8	8" x 16" x 18" Pine	1	8" x 16" x 18" Pine
9	9" x 18" x 20" Pine	1	9" x 18" x 20" Pine
10	10" x 20" x 22" Pine	1	10" x 20" x 22" Pine
11	11" x 22" x 24" Pine	1	11" x 22" x 24" Pine
12	12" x 24" x 26" Pine	1	12" x 24" x 26" Pine
13	13" x 26" x 28" Pine	1	13" x 26" x 28" Pine
14	14" x 28" x 30" Pine	1	14" x 28" x 30" Pine
15	15" x 30" x 32" Pine	1	15" x 30" x 32" Pine
16	16" x 32" x 34" Pine	1	16" x 32" x 34" Pine
17	17" x 34" x 36" Pine	1	17" x 34" x 36" Pine
18	18" x 36" x 38" Pine	1	18" x 36" x 38" Pine
19	19" x 38" x 40" Pine	1	19" x 38" x 40" Pine
20	20" x 40" x 42" Pine	1	20" x 40" x 42" Pine
21	21" x 42" x 44" Pine	1	21" x 42" x 44" Pine
22	22" x 44" x 46" Pine	1	22" x 44" x 46" Pine
23	23" x 46" x 48" Pine	1	23" x 46" x 48" Pine
24	24" x 48" x 50" Pine	1	24" x 48" x 50" Pine
25	25" x 50" x 52" Pine	1	25" x 50" x 52" Pine
26	26" x 52" x 54" Pine	1	26" x 52" x 54" Pine
27	27" x 54" x 56" Pine	1	27" x 54" x 56" Pine
28	28" x 56" x 58" Pine	1	28" x 56" x 58" Pine
29	29" x 58" x 60" Pine	1	29" x 58" x 60" Pine
30	30" x 60" x 62" Pine	1	30" x 60" x 62" Pine
31	31" x 62" x 64" Pine	1	31" x 62" x 64" Pine
32	32" x 64" x 66" Pine	1	32" x 64" x 66" Pine
33	33" x 66" x 68" Pine	1	33" x 66" x 68" Pine
34	34" x 68" x 70" Pine	1	34" x 68" x 70" Pine
35	35" x 70" x 72" Pine	1	35" x 70" x 72" Pine
36	36" x 72" x 74" Pine	1	36" x 72" x 74" Pine
37	37" x 74" x 76" Pine	1	37" x 74" x 76" Pine
38	38" x 76" x 78" Pine	1	38" x 76" x 78" Pine
39	39" x 78" x 80" Pine	1	39" x 78" x 80" Pine
40	40" x 80" x 82" Pine	1	40" x 80" x 82" Pine
41	41" x 82" x 84" Pine	1	41" x 82" x 84" Pine
42	42" x 84" x 86" Pine	1	42" x 84" x 86" Pine
43	43" x 86" x 88" Pine	1	43" x 86" x 88" Pine
44	44" x 88" x 90" Pine	1	44" x 88" x 90" Pine
45	45" x 90" x 92" Pine	1	45" x 90" x 92" Pine
46	46" x 92" x 94" Pine	1	46" x 92" x 94" Pine
47	47" x 94" x 96" Pine	1	47" x 94" x 96" Pine
48	48" x 96" x 98" Pine	1	48" x 96" x 98" Pine
49	49" x 98" x 100" Pine	1	49" x 98" x 100" Pine
50	50" x 100" x 102" Pine	1	50" x 100" x 102" Pine
51	51" x 102" x 104" Pine	1	51" x 102" x 104" Pine
52	52" x 104" x 106" Pine	1	52" x 104" x 106" Pine
53	53" x 106" x 108" Pine	1	53" x 106" x 108" Pine
54	54" x 108" x 110" Pine	1	54" x 108" x 110" Pine
55	55" x 110" x 112" Pine	1	55" x 110" x 112" Pine
56	56" x 112" x 114" Pine	1	56" x 112" x 114" Pine
57	57" x 114" x 116" Pine	1	57" x 114" x 116" Pine
58	58" x 116" x 118" Pine	1	58" x 116" x 118" Pine
59	59" x 118" x 120" Pine	1	59" x 118" x 120" Pine
60	60" x 120" x 122" Pine	1	60" x 120" x 122" Pine
61	61" x 122" x 124" Pine	1	61" x 122" x 124" Pine
62	62" x 124" x 126" Pine	1	62" x 124" x 126" Pine
63	63" x 126" x 128" Pine	1	63" x 126" x 128" Pine
64	64" x 128" x 130" Pine	1	64" x 128" x 130" Pine
65	65" x 130" x 132" Pine	1	65" x 130" x 132" Pine
66	66" x 132" x 134" Pine	1	66" x 132" x 134" Pine
67	67" x 134" x 136" Pine	1	67" x 134" x 136" Pine
68	68" x 136" x 138" Pine	1	68" x 136" x 138" Pine
69	69" x 138" x 140" Pine	1	69" x 138" x 140" Pine
70	70" x 140" x 142" Pine	1	70" x 140" x 142" Pine
71	71" x 142" x 144" Pine	1	71" x 142" x 144" Pine
72	72" x 144" x 146" Pine	1	72" x 144" x 146" Pine
73	73" x 146" x 148" Pine	1	73" x 146" x 148" Pine
74	74" x 148" x 150" Pine	1	74" x 148" x 150" Pine
75	75" x 150" x 152" Pine	1	75" x 150" x 152" Pine
76	76" x 152" x 154" Pine	1	76" x 152" x 154" Pine
77	77" x 154" x 156" Pine	1	77" x 154" x 156" Pine
78	78" x 156" x 158" Pine	1	78" x 156" x 158" Pine
79	79" x 158" x 160" Pine	1	79" x 158" x 160" Pine
80	80" x 160" x 162" Pine	1	80" x 160" x 162" Pine
81	81" x 162" x 164" Pine	1	81" x 162" x 164" Pine
82	82" x 164" x 166" Pine	1	82" x 164" x 166" Pine
83	83" x 166" x 168" Pine	1	83" x 166" x 168" Pine
84	84" x 168" x 170" Pine	1	84" x 168" x 170" Pine
85	85" x 170" x 172" Pine	1	85" x 170" x 172" Pine
86	86" x 172" x 174" Pine	1	86" x 172" x 174" Pine
87	87" x 174" x 176" Pine	1	87" x 174" x 176" Pine
88	88" x 176" x 178" Pine	1	88" x 176" x 178" Pine
89	89" x 178" x 180" Pine	1	89" x 178" x 180" Pine
90	90" x 180" x 182" Pine	1	90" x 180" x 182" Pine
91	91" x 182" x 184" Pine	1	91" x 182" x 184" Pine
92	92" x 184" x 186" Pine	1	92" x 184" x 186" Pine
93	93" x 186" x 188" Pine	1	93" x 186" x 188" Pine
94	94" x 188" x 190" Pine	1	94" x 188" x 190" Pine
95	95" x 190" x 192" Pine	1	95" x 190" x 192" Pine
96	96" x 192" x 194" Pine	1	96" x 192" x 194" Pine
97	97" x 194" x 196" Pine	1	97" x 194" x 196" Pine
98	98" x 196" x 198" Pine	1	98" x 196" x 198" Pine
99	99" x 198" x 200" Pine	1	99" x 198" x 200" Pine
100	100" x 200" x 202" Pine	1	100" x 200" x 202" Pine

- NOTES: 1. ALL PLANTING TO BE DONE BY 10/1/12. 2. ALL PLANTING TO BE DONE BY 10/1/12. 3. ALL PLANTING TO BE DONE BY 10/1/12. 4. ALL PLANTING TO BE DONE BY 10/1/12. 5. ALL PLANTING TO BE DONE BY 10/1/12. 6. ALL PLANTING TO BE DONE BY 10/1/12. 7. ALL PLANTING TO BE DONE BY 10/1/12. 8. ALL PLANTING TO BE DONE BY 10/1/12. 9. ALL PLANTING TO BE DONE BY 10/1/12. 10. ALL PLANTING TO BE DONE BY 10/1/12. 11. ALL PLANTING TO BE DONE BY 10/1/12. 12. ALL PLANTING TO BE DONE BY 10/1/12. 13. ALL PLANTING TO BE DONE BY 10/1/12. 14. ALL PLANTING TO BE DONE BY 10/1/12. 15. ALL PLANTING TO BE DONE BY 10/1/12. 16. ALL PLANTING TO BE DONE BY 10/1/12. 17. ALL PLANTING TO BE DONE BY 10/1/12. 18. ALL PLANTING TO BE DONE BY 10/1/12. 19. ALL PLANTING TO BE DONE BY 10/1/12. 20. ALL PLANTING TO BE DONE BY 10/1/12. 21. ALL PLANTING TO BE DONE BY 10/1/12. 22. ALL PLANTING TO BE DONE BY 10/1/12. 23. ALL PLANTING TO BE DONE BY 10/1/12. 24. ALL PLANTING TO BE DONE BY 10/1/12. 25. ALL PLANTING TO BE DONE BY 10/1/12. 26. ALL PLANTING TO BE DONE BY 10/1/12. 27. ALL PLANTING TO BE DONE BY 10/1/12. 28. ALL PLANTING TO BE DONE BY 10/1/12. 29. ALL PLANTING TO BE DONE BY 10/1/12. 30. ALL PLANTING TO BE DONE BY 10/1/12. 31. ALL PLANTING TO BE DONE BY 10/1/12. 32. ALL PLANTING TO BE DONE BY 10/1/12. 33. ALL PLANTING TO BE DONE BY 10/1/12. 34. ALL PLANTING TO BE DONE BY 10/1/12. 35. ALL PLANTING TO BE DONE BY 10/1/12. 36. ALL PLANTING TO BE DONE BY 10/1/12. 37. ALL PLANTING TO BE DONE BY 10/1/12. 38. ALL PLANTING TO BE DONE BY 10/1/12. 39. ALL PLANTING TO BE DONE BY 10/1/12. 40. ALL PLANTING TO BE DONE BY 10/1/12. 41. ALL PLANTING TO BE DONE BY 10/1/12. 42. ALL PLANTING TO BE DONE BY 10/1/12. 43. ALL PLANTING TO BE DONE BY 10/1/12. 44. ALL PLANTING TO BE DONE BY 10/1/12. 45. ALL PLANTING TO BE DONE BY 10/1/12. 46. ALL PLANTING TO BE DONE BY 10/1/12. 47. ALL PLANTING TO BE DONE BY 10/1/12. 48. ALL PLANTING TO BE DONE BY 10/1/12. 49. ALL PLANTING TO BE DONE BY 10/1/12. 50. ALL PLANTING TO BE DONE BY 10/1/12. 51. ALL PLANTING TO BE DONE BY 10/1/12. 52. ALL PLANTING TO BE DONE BY 10/1/12. 53. ALL PLANTING TO BE DONE BY 10/1/12. 54. ALL PLANTING TO BE DONE BY 10/1/12. 55. ALL PLANTING TO BE DONE BY 10/1/12. 56. ALL PLANTING TO BE DONE BY 10/1/12. 57. ALL PLANTING TO BE DONE BY 10/1/12. 58. ALL PLANTING TO BE DONE BY 10/1/12. 59. ALL PLANTING TO BE DONE BY 10/1/12. 60. ALL PLANTING TO BE DONE BY 10/1/12. 61. ALL PLANTING TO BE DONE BY 10/1/12. 62. ALL PLANTING TO BE DONE BY 10/1/12. 63. ALL PLANTING TO BE DONE BY 10/1/12. 64. ALL PLANTING TO BE DONE BY 10/1/12. 65. ALL PLANTING TO BE DONE BY 10/1/12. 66. ALL PLANTING TO BE DONE BY 10/1/12. 67. ALL PLANTING TO BE DONE BY 10/1/12. 68. ALL PLANTING TO BE DONE BY 10/1/12. 69. ALL PLANTING TO BE DONE BY 10/1/12. 70. ALL PLANTING TO BE DONE BY 10/1/12. 71. ALL PLANTING TO BE DONE BY 10/1/12. 72. ALL PLANTING TO BE DONE BY 10/1/12. 73. ALL PLANTING TO BE DONE BY 10/1/12. 74. ALL PLANTING TO BE DONE BY 10/1/12. 75. ALL PLANTING TO BE DONE BY 10/1/12. 76. ALL PLANTING TO BE DONE BY 10/1/12. 77. ALL PLANTING TO BE DONE BY 10/1/12. 78. ALL PLANTING TO BE DONE BY 10/1/12. 79. ALL PLANTING TO BE DONE BY 10/1/12. 80. ALL PLANTING TO BE DONE BY 10/1/12. 81. ALL PLANTING TO BE DONE BY 10/1/12. 82. ALL PLANTING TO BE DONE BY 10/1/12. 83. ALL PLANTING TO BE DONE BY 10/1/12. 84. ALL PLANTING TO BE DONE BY 10/1/12. 85. ALL PLANTING TO BE DONE BY 10/1/12. 86. ALL PLANTING TO BE DONE BY 10/1/12. 87. ALL PLANTING TO BE DONE BY 10/1/12. 88. ALL PLANTING TO BE DONE BY 10/1/12. 89. ALL PLANTING TO BE DONE BY 10/1/12. 90. ALL PLANTING TO BE DONE BY 10/1/12. 91. ALL PLANTING TO BE DONE BY 10/1/12. 92. ALL PLANTING TO BE DONE BY 10/1/12. 93. ALL PLANTING TO BE DONE BY 10/1/12. 94. ALL PLANTING TO BE DONE BY 10/1/12. 95. ALL PLANTING TO BE DONE BY 10/1/12. 96. ALL PLANTING TO BE DONE BY 10/1/12. 97. ALL PLANTING TO BE DONE BY 10/1/12. 98. ALL PLANTING TO BE DONE BY 10/1/12. 99. ALL PLANTING TO BE DONE BY 10/1/12. 100. ALL PLANTING TO BE DONE BY 10/1/12.

Revised Landscape Plan





[illegible]

LANDSCAPE PLANTING NOTES: